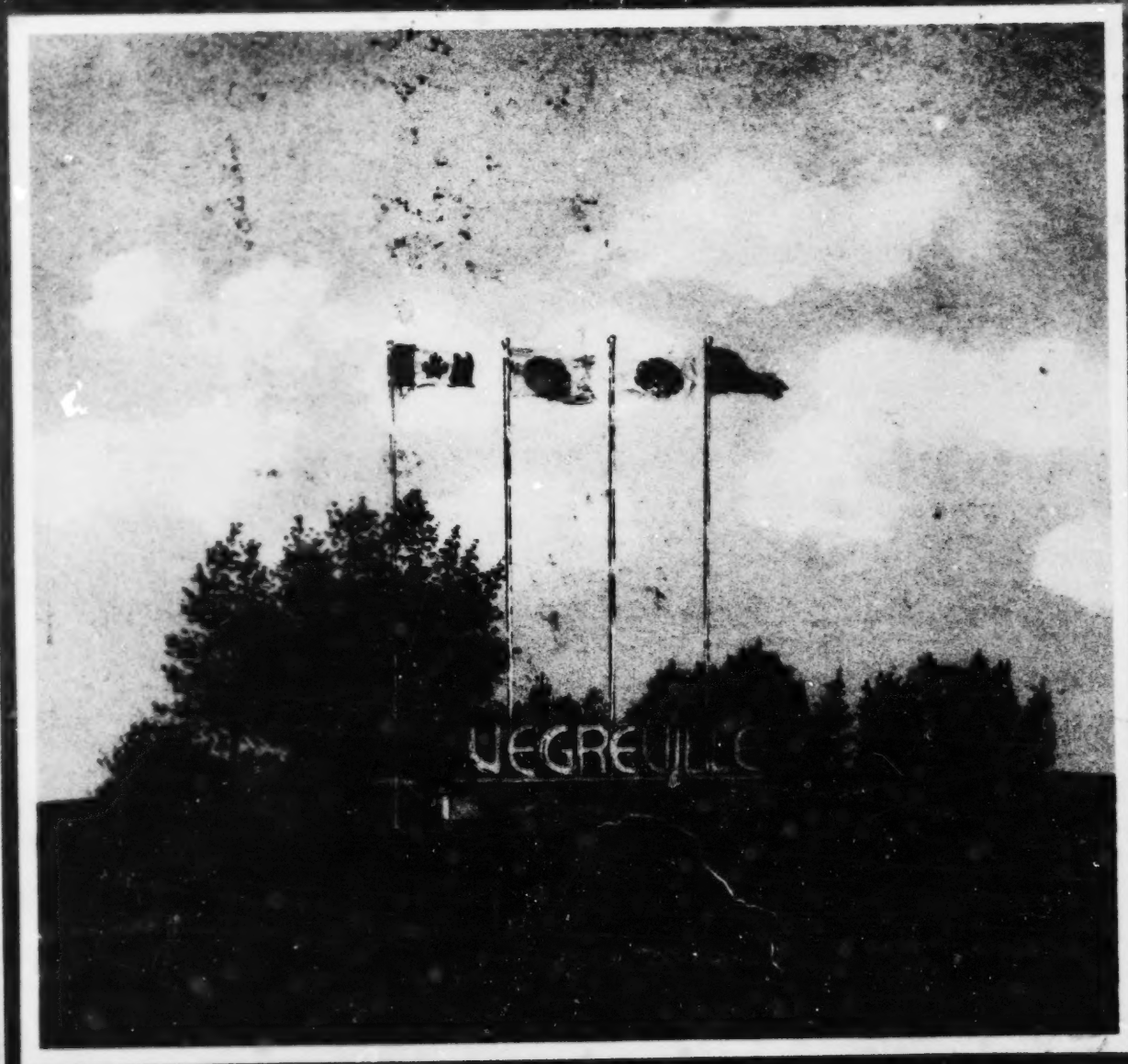
VEGREVILLE
GENERAL MUNICIPAL PLAN
1983



GENERAL MUNICIPAL PLAN

TOWN OF VEGREVILLE
1982 - 1986

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TABLE OF CONTENTS

PURPOSE OF THE PLAN 1
INTRODUCTION 2
CONSTRAINTS TO URBAN EXPANSION 4
POPULATION PROJECTIONS 7
RESIDENTIAL AREAS 10
CENTRAL COMMERCIAL AREA 14
HIGHWAY COMMERCIAL AREAS 16
SECONDARY COMMERCIAL AREAS 19
DIRECT CONTROL DISTRICTS 21
INDUSTRIAL AREAS 24
MUNICIPAL HISTORIC RESOURCES 27
RECREATION AREAS AND INSTITUTIONS 29
ROADWAYS 33

APPENDIX

LIST OF TABLES

TABLE 1 POPULATION CHANGE 8
TABLE 2 POPULATION PROJECTIONS 9
TABLE 3 FUTURE HOUSING UNITS REQUIRED 11

LIST OF MAPS

MAP 1 CONSTRAINTS TO URBAN EXPANSION 6
MAP 2 RESIDENTIAL AREAS 13
MAP 3 CENTRAL COMMERCIAL AND HIGHWAY COMMERCIAL AREAS 18
MAP 4 DIRECT CONTROL DISTRICTS, SECONDARY COMMERCIAL AND INDUSTRIAL AREAS 26
MAP 5 RECREATION AREAS AND INSTITUTIONS 32
MAP 6 ROAD PLAN 35

By-law No. 20-83
Town of Vegreville

This By-Law being By-Law No. 20-83 of the Town of Vegreville in the Province of Alberta for the purpose of adopting the General Municipal Plan.

WHEREAS the Council of the Town of Vegreville requested the assistance of Alberta Municipal Affairs in the preparation of a General Municipal Plan for the Town of Vegreville, and

WHEREAS a General Municipal Plan has been prepared with assistance from Alberta Municipal Affairs under the direction of Council; and

WHEREAS Section 61 of The Planning Act authorizes a municipal council in the Province of Alberta to adopt a General Municipal Plan by by-law.

NOW THEREFORE THE COUNCIL OF THE TOWN OF VEGREVILLE, IN THE PROVINCE OF ALBERTA DULY ASSEMBLED ENACTS AS FOLLOWS:

1. That the Town of Vegreville General Municipal Plan, being the document attached hereto, is hereby adopted;
2. General Municipal Plan Adopting By-Law No. 789 is hereby rescinded;
3. That this bylaw shall come into effect on the date of the third reading.

Read a First Time this 22 day of August, 1983.

Read a Second Time this 22 day of August, 1983.

Read a Third and Final time this 12 day of September, 1983.

ROSS CAIRNS
MAYOR

LILLIAN O. E. PEHOWICH (MRS.)
MUNICIPAL ADMINISTRATOR

PURPOSE OF THE PLAN

PURPOSE OF THE PLAN

The purpose of this plan is to guide the development of the Town in an orderly and efficient manner and to assist the Town in improving the quality of the living environment. It is a general policy guide which is to be used as such by Council, Town Administration, Provincial planners, developers and the general public.

Policies outlined in this plan are to be used on a **daily basis** for guidance on such matters as:

- subdivision applications
- development applications
- re-zoning requests
- requests for amendments to the land use by-law
- preparation of long-term servicing plans
- preparation of area structure plans, subdivision plans, etc.

The following actions are strongly recommended to effectively implement and monitor this plan:

1. Council establish, by by-law, a Municipal Planning Commission to advise it on planning matters (Sections 28-32 of The Planning Act*).
2. An annual monitoring report be prepared by the Development Officer and submitted to Council (suggested format in Appendix).
3. When significant changes take place, or before the end of the planning period (1986), this plan should be up-dated and revised.

PLAN FORMAT

The plan is written in a goals and policies format. Goals are idealized ends toward which planned action is directed. They are derived in response to particular issues or priorities which are seen as important to the future of the community. Policies are statements of intent; actions or guidelines the Town will consider in making planning and related decisions.

The first three sections of the plan provide background information, setting the community in its regional context and outlining the past and projected populations. The remainder is organized according to the major land use areas: residential, commercial, industrial, recreation and roadways. Two new sections, not in the 1977 plan, have been added—municipal historic resources and a new land use area, the direct control district. The appendix in the back of the plan contains additional background information, as well as a suggested format for an annual monitoring report.

*NOTE: The Planning Act referred to in this document is Chapter P-9, Revised Statutes of Alberta, 1980.

INTRODUCTION

INTRODUCTION

In 1977, the first General Municipal Plan for the Town of Vegreville was adopted. This document up-dates and replaces that plan. It is intended to cover the planning period 1982-1986, although some of the policies are for the longer term. Some of the major changes that have taken place since the 1977 plan was completed include:

1. Annexation of a section of land (section 23-52-15-4) to accommodate the Environment Laboratory.
2. Construction and near-completion of the Environment Laboratory. Expansion of E-Zee-On Manufacturing.
3. Completion of the Regional Water Line (Edmonton to Vegreville) providing a water supply for a potential population of 37,000 regionally and 12,500 in Vegreville.
4. Subdivision and servi ng of a 39 lot industrial park.
5. Construction of Husky Plaza on Highway 16, west of the downtown.
6. Preparation of an outline plan for the southwest residential reserve.
7. Subdivision and servicing of large areas of land for residential use.

Recent developments include expansion of the A.G.T. office and construction of a new Alberta Power office, both serving the Town and surrounding region. This reflects the Town's growing importance as a regional government and service centre, adding to its historical role as an agricultural service centre.

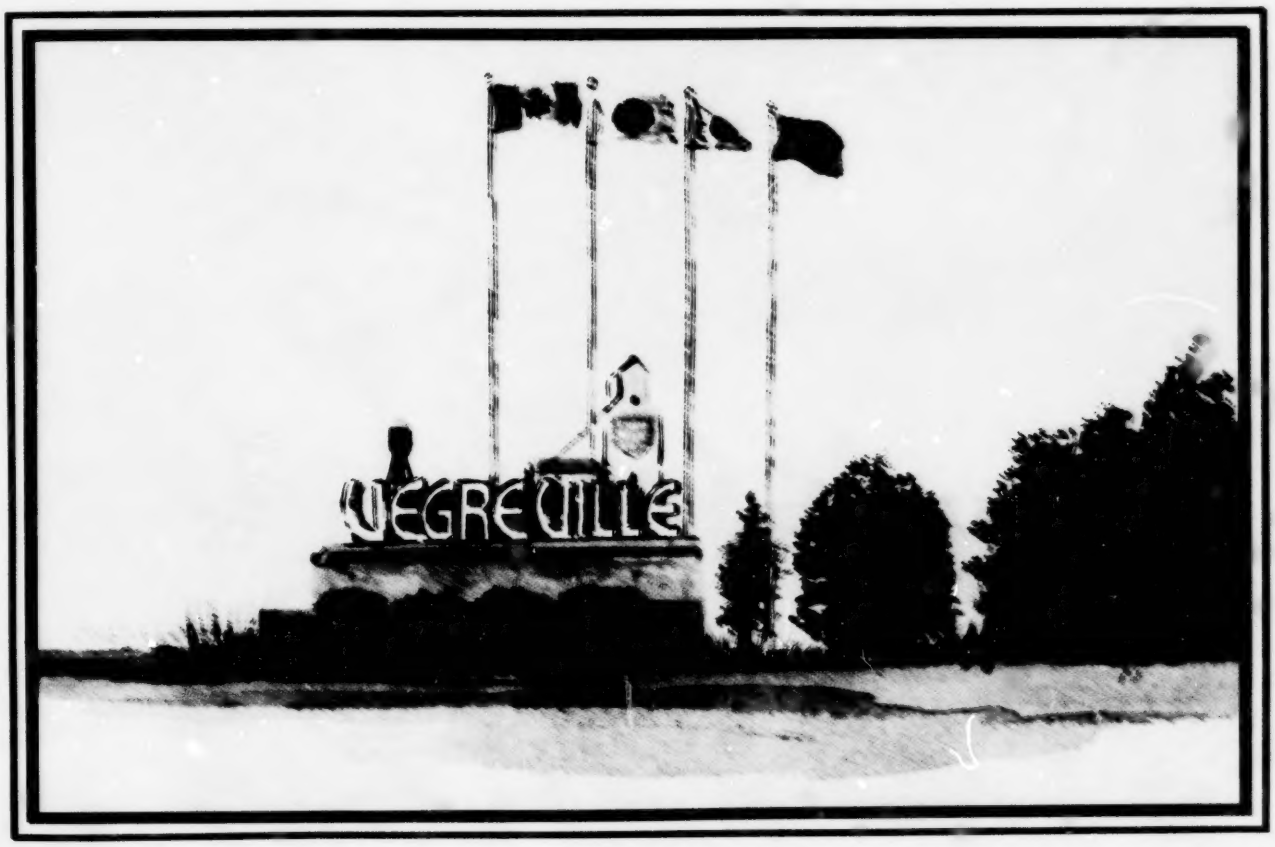
CONSTRAINTS TO URBAN EXPANSION

CONSTRAINTS TO URBAN EXPANSION

There are a number of physical and man-made features which constrain the future growth of the Town in several directions.

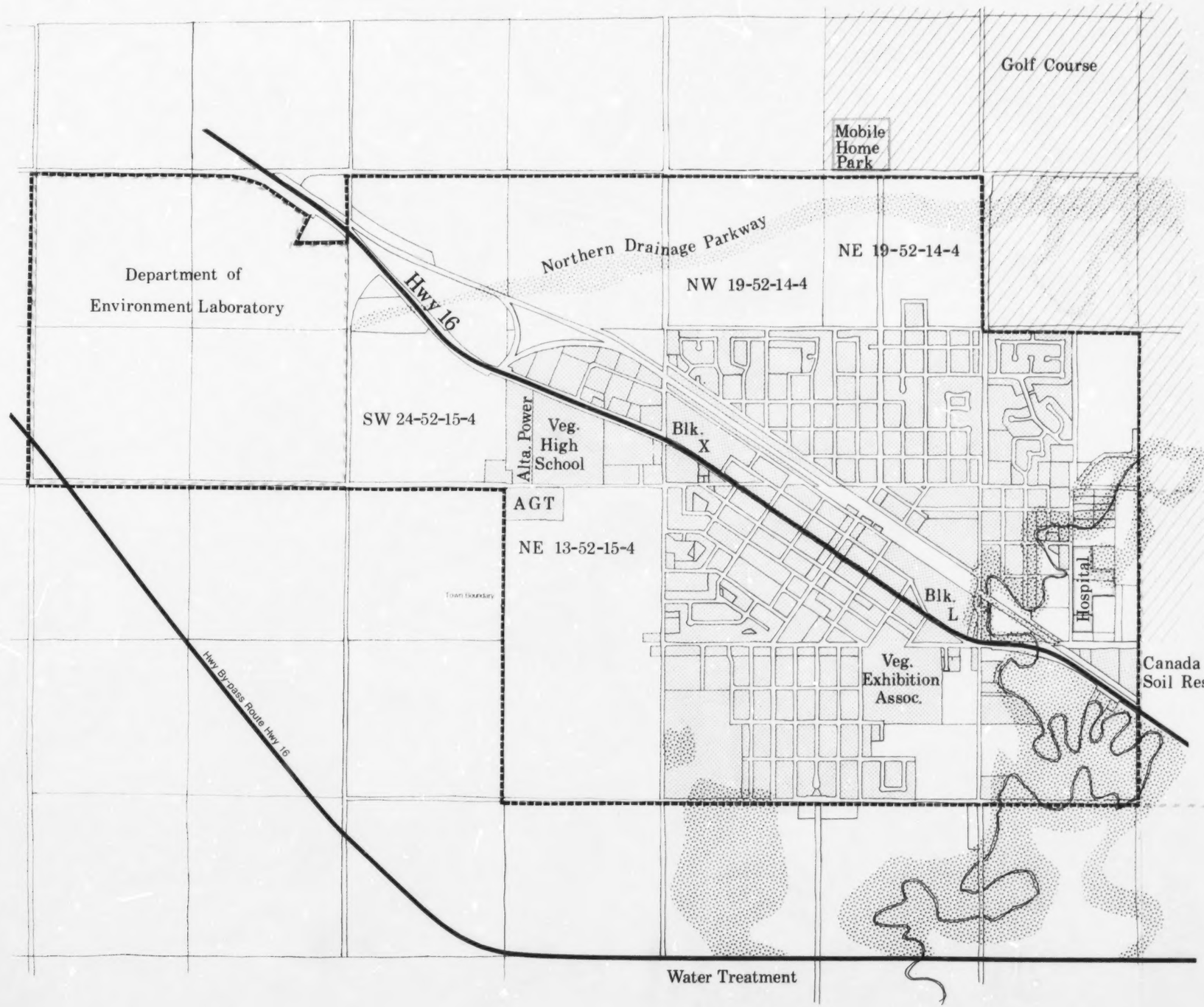
To the west:	the Environment Laboratory
To the east:	the Federal government's soils research centre; the Vermilion River and its floodplain
To the south:	the route of the planned Highway 16X by-pass, which may be constructed in the next 5 - 8 years; the Town's water treatment plant
To the north-east:	the Town's airport and the Airport Vicinity Protection Area (A.V.P.A.); the Town's golf course and sewage lagoons.

Urban expansion, in the very long-term, could take place to the north of Town. Limited expansion can also occur to the south of Town to the by-pass route which, after construction, will form a logical southern boundary to the Town.



Map 1

Constraints To Urban Expansion



Airport Vicinity Protection Area

Vermilion River Flood Plain

POPULATION PROJECTIONS

POPULATION CHANGE

Over the past 7 years, the Town's population has been increasing by varying rates (see Appendix for detailed population data).

TABLE 1
POPULATION CHANGE 1975 - 1981

Year	Population	Absolute Change	Average Annual % Change
1975	3987		
		+ 171	4.1
1976	4158*		
		+ 123	1.45
1977	4158		
			1.45
1978	4281		
		+ 528	5.5
1979	4281		
			5.5
1980	4809		
		+ 442	8.4
1981	5251*		

* Federal Census

A significant population increase can be seen between 1979 - 1980, which can be largely attributed to a hiring surge for the Environment Laboratory.

POPULATION PROJECTIONS

Population projections are a necessary component of any planning exercise. A "ball-park" range of future population levels must be known in order to adequately plan accommodation and services (education, recreation, etc.). Population projections must be used carefully, however, keeping in mind that they are only as accurate as the assumptions on which they are based. They are not to be used literally as to what the future population **will** be, but what the population **may be if the assumptions hold true**. As new information becomes available and circumstances change, assumptions and projections must be revised.

The 1977 General Municipal Plan was prepared in a time when rapid growth was predicted for the town. Consequently, the population projections were overly optimistic. Subdivision of large areas of land for residential lots also reflected this optimism, as did the re-zoning of many blocks of older homes to commercial designations (to meet projected demand for commercial land). Although there was a spurt of rapid growth around 1979 to 1980, population growth has been much slower than predicted. This is largely due to two unforeseen factors: the general downturn in the economy and the slower construction and hiring schedule of the Environment Laboratory. The Lab was to have a full complement of 280 employees by 1980, but, by the fall of 1981, only half of that number (157 employees) had been hired. The full staff complement is now expected to be reached by 1983-1984. The expected population increase in the Town and the spin-offs have, thus, not yet been fully realized.

A very simple projection method was used for the purposes of this plan, based on one assumption: that the Town's annual population will increase by a moderate rate of 3.6%. A moderate rate of growth was seen to be both realistic and conservative, counter-balancing the previous over-optimism. A slow growth rate of 2.6% is also shown for comparison purposes. As annual census results become available in the years ahead, the assumption and projections should be revised.

TABLE 2
POPULATION PROJECTIONS

Base Population 1981		5251	
	YEAR	COMPOUND GROWTH RATE	
		2.6% (slow growth)	3.6% (moderate growth)
planning period	1982	5388	5440
	1983	5528	5636
	1984	5672	5839
	1985	5819	6049
	1986	5970	6267
	1987	6125	6493
	1988	6284	6727
	1989	6447	6969
	1990	6615	7220
	1995	7521	8616
	2000	8552	10,282

RESIDENTIAL AREAS

RESIDENTIAL AREAS

In the 1977 General Municipal Plan, two large residential reserve areas were designated: the north residential reserve (approximately 320 acres) and the southwest residential reserve (approximately 313 acres). These areas are still vacant, as are 4 other areas planned for residential use. A review of these areas shows there to be a total of about 730 acres of land available and this could accommodate 8000 new people. (See Appendix for details). In addition, there are some 600 subdivided and serviced residential lots that are vacant. In total, within town boundaries there is more than enough land to accommodate population growth for the next 15-20 years.

TABLE 3

FUTURE HOUSING UNITS REQUIRED

Base Population 1981	5251			
Time Period	Projected Population Increase[1]	New Dwelling Units Required[2]	Minimum Acreage Required[3]	Advisable Acreage Required[4]
1982 - 1986	1016	338	85	128
1987 - 1991	1213	404	100	150
1992 - 2000	2802	934	233	350
	5031 New People	**1676** New Dwelling Units Required	**418** Acres Required, Minimum	**628** Acres Required, Advisable

[1] at 3.6% growth rate

[2] at 3 people per dwelling unit

[3] at 4 units per gross acre

[4] allowing a 50% "cushion"

GOALS

— to have an adequate supply of land available within town boundaries for future residential development

— to guide development in an orderly sequence for economical servicing

— to ensure a variety of housing types and costs are available to residents

— to have mobile home lots available for rental and purchase, in a pleasing residential environment

— to indicate general directions for future residential expansion outside existing town boundaries, in order to protect these areas from incompatible land uses.

POLICIES

Residential Development

1. The Town will have available a 10-15 year supply of land available for residential development within its boundaries (estimated according to Table 3).
2. The Town will ensure that there is a 2-3 year supply of serviced residential lots available.
3. The Town will encourage residential development to take place in the following order (refer to Map 2: RESIDENTIAL AREAS):
    i) existing infill lots (the approximately 600 vacant serviced lots);
    ii) areas 1, 2 and 3 next (there are already approved plans of subdivision for these areas);
    iii) area 4 (north residential reserve);
    iv) area 5 (south-west residential reserve).

    Engineering studies are required for area 6, due to the large area of low-lying land, before any development will be considered.
4. An outline plan/area structure plan is required for the north residential reserve prior to submission of any subdivision plans for that area.

Multi-Family Areas

1. The Town will review development proposals using the following guidelines:
    i) 5% of the gross area in large residential developments should be in multi-family units (duplexes, townhouses and apartment units);
    ii) Multi-family units, due to their higher densities, should be located on collector roadways and near parks and schools;
    iii) In a residential subdivision, housing densities should be distributed in gradated stages. Single family areas should be located adjacent to medium density areas (such as duplex and townhouse units), which are adjacent to high density areas.

Affordable Housing

1. The Town will encourage innovative housing and subdivision design (eg., zero lot line) if it is pleasantly designed and compatible with the surrounding area.

Mobile Home Areas

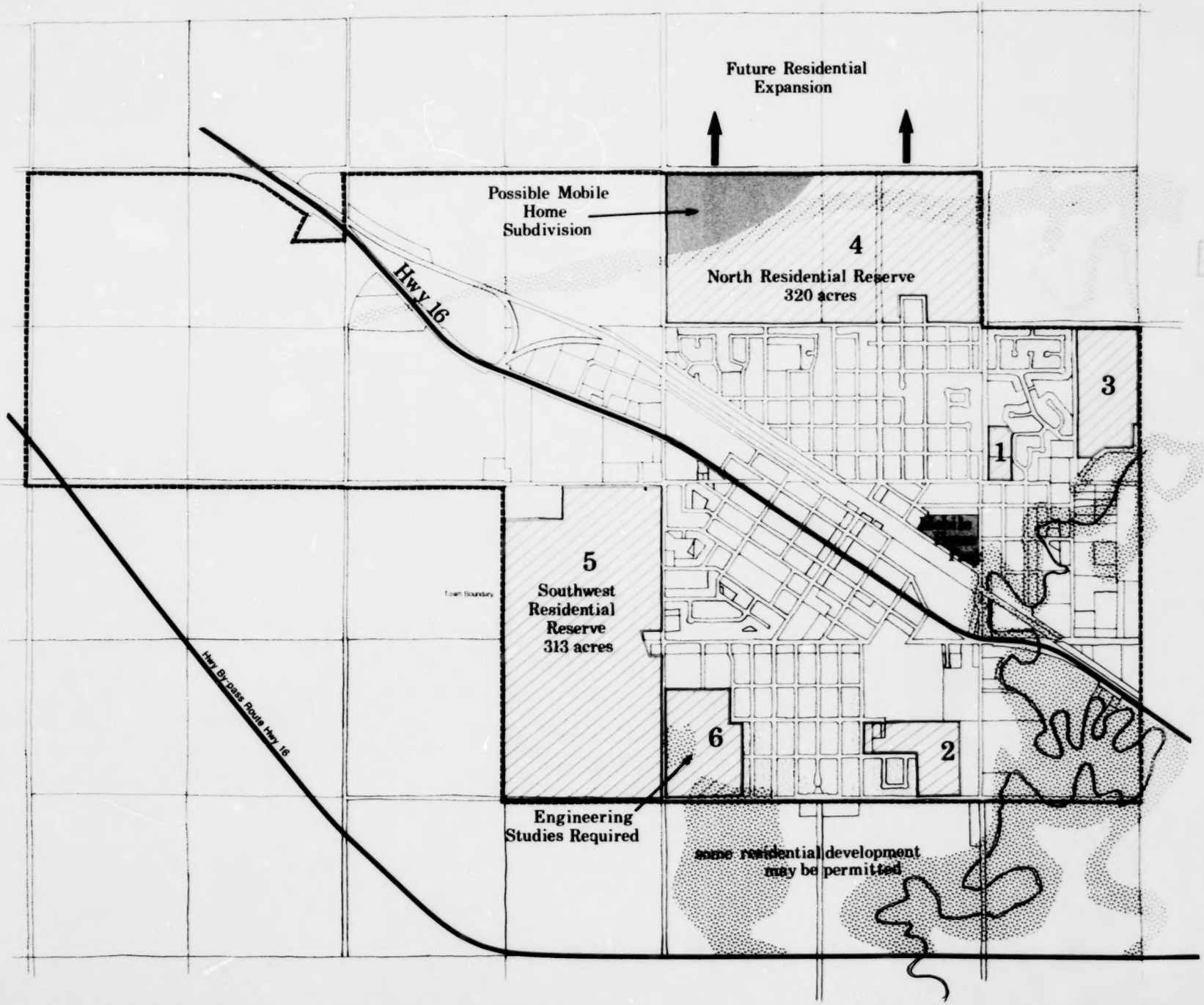
1. The existing mobile home park (Wood and Garden Estates) is in an excellent location—in a residential area with good access to the downtown area, recreation facilities, etc. The mobile home park will continue as such in the future.
2. The Town will support efforts to develop a mobile home area north of the drainage parkway in area 5 (north residential reserve). Some or all of the lots should be available for purchase. All costs of servicing this area will be the responsibility of the developer(s).

Residential Expansion

1. In the very long term, future residential expansion will occur north of the present town boundaries.

Map 2

Residential Areas



CENTRAL COMMERCIAL AREA

The central commercial area is the traditional 'downtown' of the community. Types of commercial uses are those that rely on 'walk-in' traffic, such as banks, retail stores and offices. Development is at a high density, and on-site parking is not usually provided.

GOALS

— to ensure land is available for future central commercial uses

— to keep the downtown compact and the central focus of the community

— to make the downtown more attractive and people-oriented

— to prevent, as much as possible, major commercial intrusions in residential areas.

POLICIES

1. The boundaries of the central commercial area are shown on Map 3.
2. A regional shopping mall located outside the downtown area will not be considered within the time-frame of this plan. The Town and trading area population is not yet large enough to support both a mall and a healthy central commercial district.

    i) The Town will support downtown mall-type redevelopment, as it would be a healthy addition to the downtown area. An excellent location for a downtown mall would be Block L, presently owned by the C.N.R.

3. Within the next two years, an Area Redevelopment Plan will be prepared for the downtown area.* This will be done through the joint efforts of a local planning committee, Chamber of Commerce representatives and planners from the Department of Municipal Affairs.

    The A.R.P. will include the following elements:

    1. an examination of the parking situation to determine need for a municipal parking lot;
    2. suggestions for making the downtown more attractive;
    3. provision of benches and planters on Main St.; and
    4. the possibility of developing a 'pocket park' within the downtown area, using funds from a redevelopment levy (refer to Section 75, The Planning Act).

4. Major commercial businesses in residential areas which may disrupt the neighbourhood with increased noise and traffic will be directed to the central commercial area.

* An Area Redevelopment Plan (A.R.P.) is referred to in Sections 65, 66 and 67 of The Planning Act. Section 65(a) states the purpose of a redevelopment area can be for any or all of the following:

    i) preserving or improving land and buildings in the area;
    ii) rehabilitating buildings in the area;
    iii) removing buildings from the area;
    iv) constructing or replacing buildings in the area;
    v) establishing, improving or relocating public roadways, public utilities or other services in the area;
    vi) any other development in the area.

HIGHWAY COMMERCIAL AREAS

HIGHWAY COMMERCIAL AREAS

These types of commercial uses serve the travelling public and must therefore be located adjacent to major roadways. Examples are motels, drive-in restaurants and service stations.

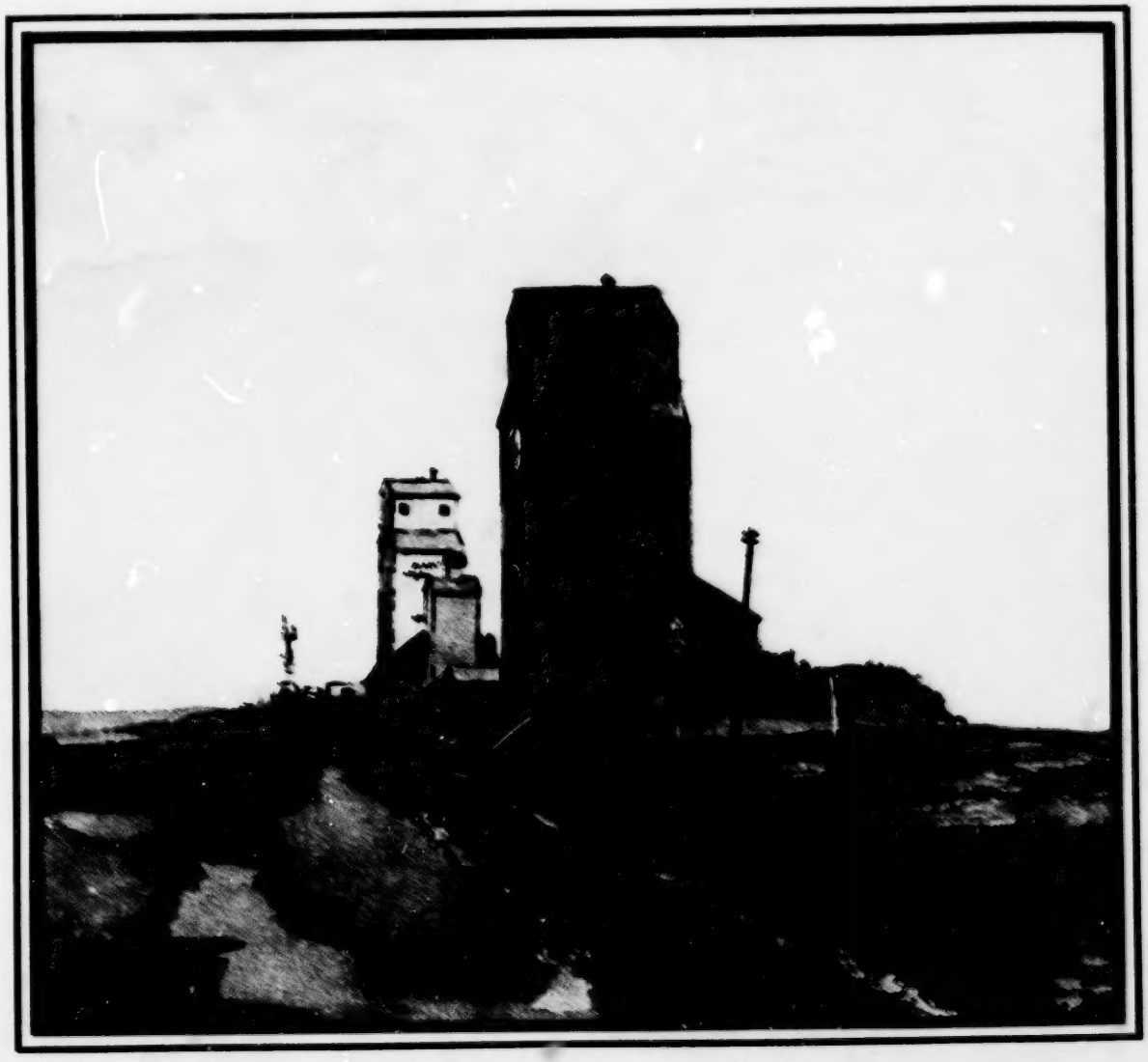
Existing highway commercial uses front both sides of Highway 16 to the west and east of the downtown area. Demand for future highway commercial land will likely be influenced by the by-pass route and the planned interchange at Secondary Road 857.

GOAL

1. to ensure land is available for future highway commercial uses.

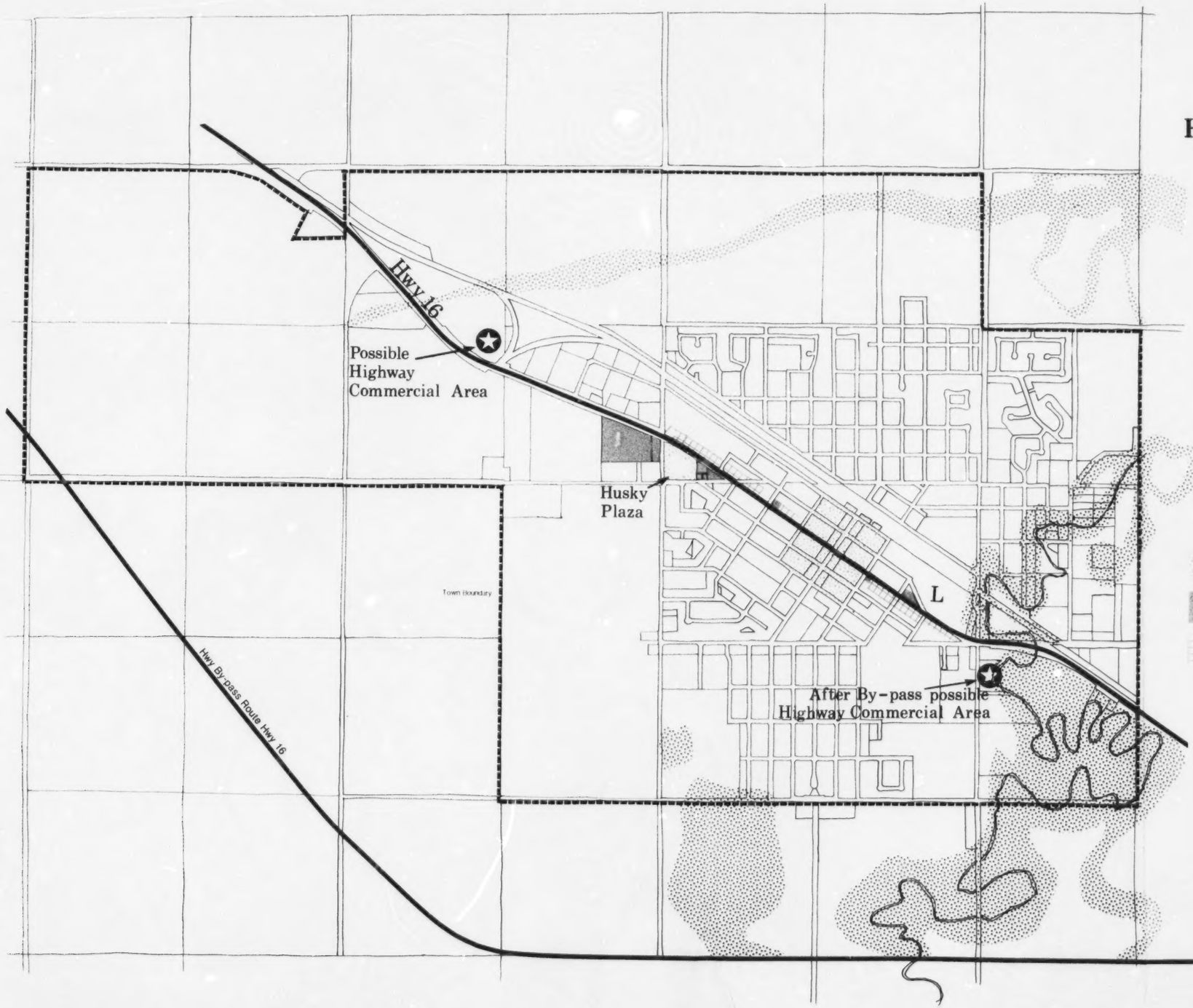
POLICY

1. Areas for future highway commercial uses are shown on Map 3.



Map 3

Central Commercial and Highway Commercial Areas



Central Commercial Area

Existing Highway Commercial

Future Highway Commercial

Flood Plain

SECONDARY COMMERCIAL AREAS

SECONDARY COMMERCIAL AREAS

These are commercial uses of a secondary nature (central commercial uses are considered primary commercial uses), such as workshop-type businesses- -a plumbing shop, tinsmith, etc. Other businesses include car sales lots, building and lumber suppliers. These often require large land areas for outdoor storage and parking. Customers typically 'drive to' a secondary commercial business.

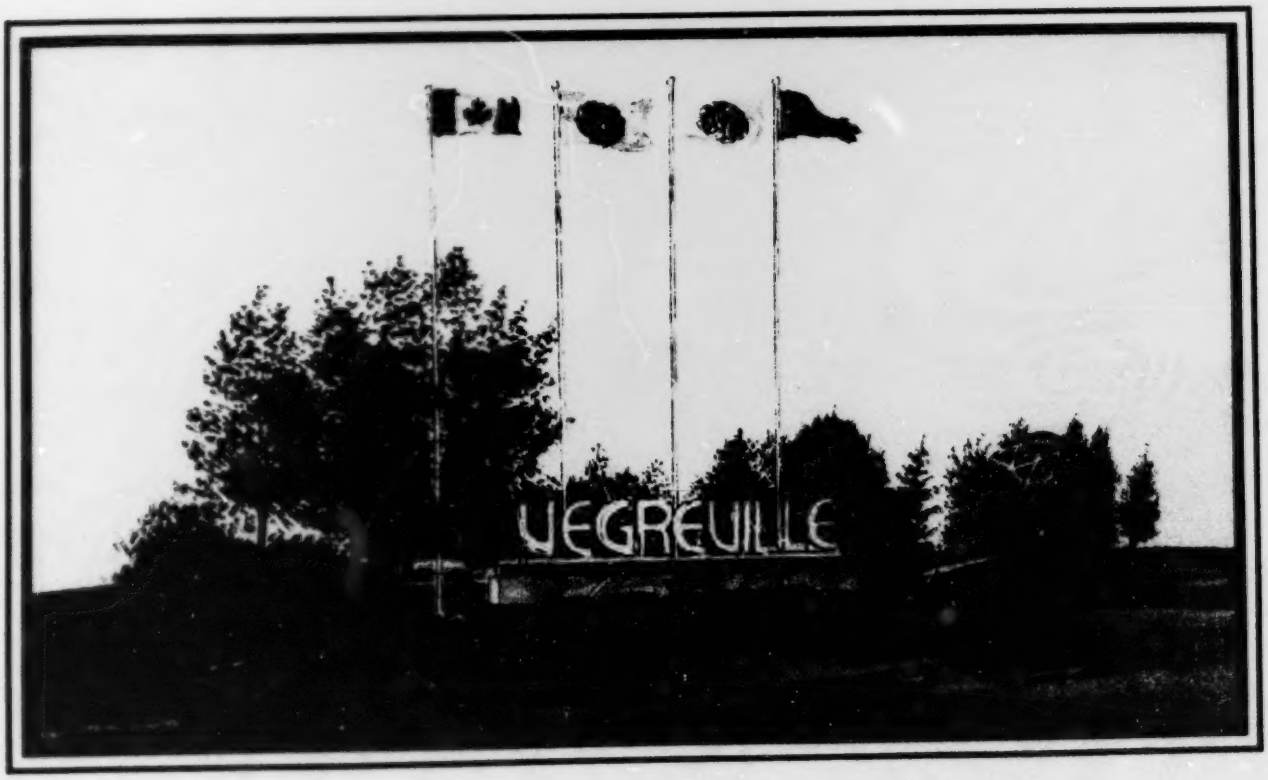
Historically, secondary commercial businesses located adjacent to the downtown. Today, however, primarily due to high land costs near the downtown, secondary commercial uses are locating on the periphery of towns and in industrial parks. Here, they are more compatible with the surrounding light industrial uses than they are with the older residential areas typically adjacent to the downtown area.

GOALS

1. to ensure land is available for future secondary commercial uses
2. to begin the process of channelling future secondary commercial uses away from the downtown area.

POLICIES

1. Areas for future secondary commercial uses are shown on Map 4.
2. The Town will encourage new secondary commercial uses to locate in the two major industrial areas.



DIRECT CONTROL DISTRICTS

DIRECT CONTROL DISTRICTS

Section 70 of The Planning Act allows a Council to designate, in its land use by-law, an area of a municipality as a direct control district, "if it considers it desirable to exercise particular control over the use and development of land or buildings". The value of this land use district is in the flexibility it allows for permitting various types of land uses and in the direct involvement and control of Council in reviewing all development proposals in that district.

GOALS

1. To maintain some flexibility in the land uses Council may consider for areas close to the downtown, fronting the Highway and on Block X.

    i) Blocks 1 and 8 are adjacent to the downtown area, and have some of the finest older homes in the community. The goal for these areas is to encourage preservation while allowing some small-scale redevelopment, preferably involving renovation of the existing buildings.

    ii) Block 5 is in a mixed-use area, with secondary commercial and residential uses predominant. The goal for the south half of this block is to ensure compatibility with the existing secondary commercial uses to the north and the future land uses on Block X to the south.

    iii) Block X is a large, undeveloped area fronting Highway 16. Surrounding land uses include secondary commercial, residential, highway commercial and industrial. The goal for this block is to allow for a number of possible land uses within the framework of an overall area structure plan.

    iv) Blocks 15, 58 and 8 are predominantly residential blocks fronting onto Highway 16. A survey of ownership patterns on these blocks (see Appendix for details) offers the following information:

    - part of Block 8, south half—10 single-family homes; 8 owner-occupied and 2 absentee-owned
    - Block 58, north half—11 single-family homes; all owner-occupied
    - Block 15, north half—12 single-family homes; 5 absentee-owned and 7 owner-occupied.

    The goal for these areas is to permit single-family residential uses to continue, as well as to consider other land uses, based on the merits of the development proposals.

POLICIES

1. Council will amend its land use by-law to designate the following areas as direct control districts.
   - i) Block X
   - ii) south half of Block 5
   - iii) south half of Block 1
   - iv) north half of Block 8
   - v) north half of Block 15
   - vi) north half of Block 58
   - vii) part of south half of Block 8

2. Council will consider the following guidelines when reviewing development proposals for these areas:
   - i) Compatibility with surrounding land uses in terms of:
     - the land use proposed (such as medium-density residential, central commercial, residential/commercial mix);
     - scale of development (height, mass, etc.);
     - traffic generation; and
     - parking required and parking areas proposed.
   - ii) The effect the proposed development may have on future land uses in the area.
   - iii) South half of Block 1, north half of Block 8
     Suggested uses: single-family residential, medium-density residential (duplexes, row housing, etc.), small central commercial developments such as offices and retail stores (preferably involving renovation of existing buildings).
   - iv) South half of Block 5
     Suggested uses: single-family residential, medium-density residential, high-density residential. Some type of secondary commercial uses could be considered.
   - v) Block X
     An area structure plan will be required for this Block before any development proposals will be considered.

     Suggested uses: highway commercial adjacent to Highway 16, medium-density and high-density residential.
   - vi) North half of Block 15, north half of Block 58
     Suggested uses: single-family residential, medium density residential, high-density residential, highway commercial uses.
   - vii) Part of south half of Block 8
     Suggested uses: single-family residential, medium-density residential, highway commercial uses.

INDUSTRIAL AREAS

INDUSTRIAL AREAS

The 1977 General Municipal Plan designated the north-west corner of Town as the major industrial area. Alberta Housing Corporation, on behalf of the Town, is developing an 83 acre, 39 lot industrial park within this area. The Town has also completed planning work for a 15 lot industrial subdivision to the west of Secondary Road 857.

Permitted uses in these industrial areas are: secondary commercial uses, warehousing, the storage and distribution of raw materials, processed or manufactured goods, and servicing establishments.

GOALS

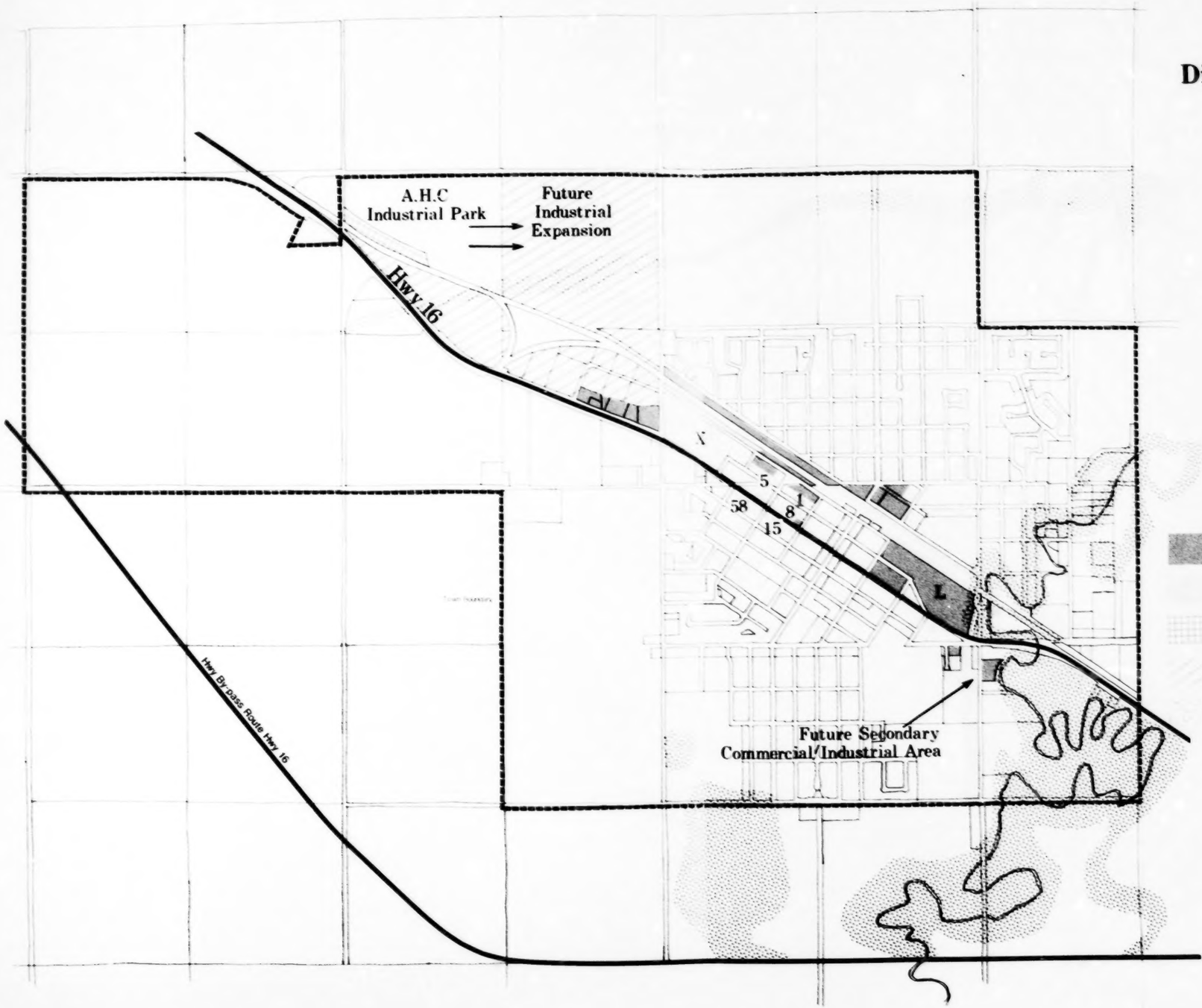
1. to ensure land is available for future industrial uses
2. to direct future industrial uses to the two designated industrial areas
3. to prevent heavily polluting industries from locating in the Town.

POLICIES

1. Future industrial uses are permitted to locate in the two designated industrial areas only.
2. The Town will ensure that industries emitting excessive noise, odor, toxic or noxious matter or dust or other kinds of particulate matter will not be permitted to locate within Town boundaries.

Map 4

Direct Control Districts and Secondary Commercial Industrial Areas



Existing Secondary Commercial

Future Secondary Commercial

Existing Industrial

Future Industrial

Direct Control Districts

Flood Plain

MUNICIPAL HISTORIC RESOURCES

MUNICIPAL HISTORIC RESOURCES

1. Council recognizes the following buildings as important to the history of the Town and worthy of recognition. These buildings will be designated by by-law as Municipal Historic Resources*:

   i) C.N.R. Train Station
   ii) Post Office
   iii) Courthouse
   iv) Alberta Hotel
   v) Vegreville High School
   vi) Legion Building - Dobbins Block
   vii) Holy Trinity Ukranian Catholic Church
   viii) St. Martin's Roman Catholic School
   ix) Russo Greek Orthodox Church

   The written approval of Council is required before any changes are made to designated buildings.

* pursuant to Sections 19.3, 19.4 and 19.5, The Alberta Historical Resources Act. Section 19.3(2) of the Act states: "A Council of a municipality, after giving the owner 60 days notice, may by by-law designate any historic resource within the municipality whose preservation it considers to be in the public interest, together with any land in or on which it is located that may be specified in the by-law, as a Municipal Historic Resource". When a certified copy of the by-law is registered at the Land Titles Office, the Registrar endorses a memorandum on the certificates of title to any land affected by the by-law.

RECREATION AREAS & INSTITUTIONS

RECREATION AREAS AND INSTITUTIONS

A. RECREATION AREAS

Planning for recreation programs, facilities and park areas is addressed in the Vegreville Community Recreation Master Plan. This document contains recommendations for recreation developments for the planning period 1980-1985. This section of the Town's General Municipal Plan is intended to support and reinforce those recommendations.

POLICIES

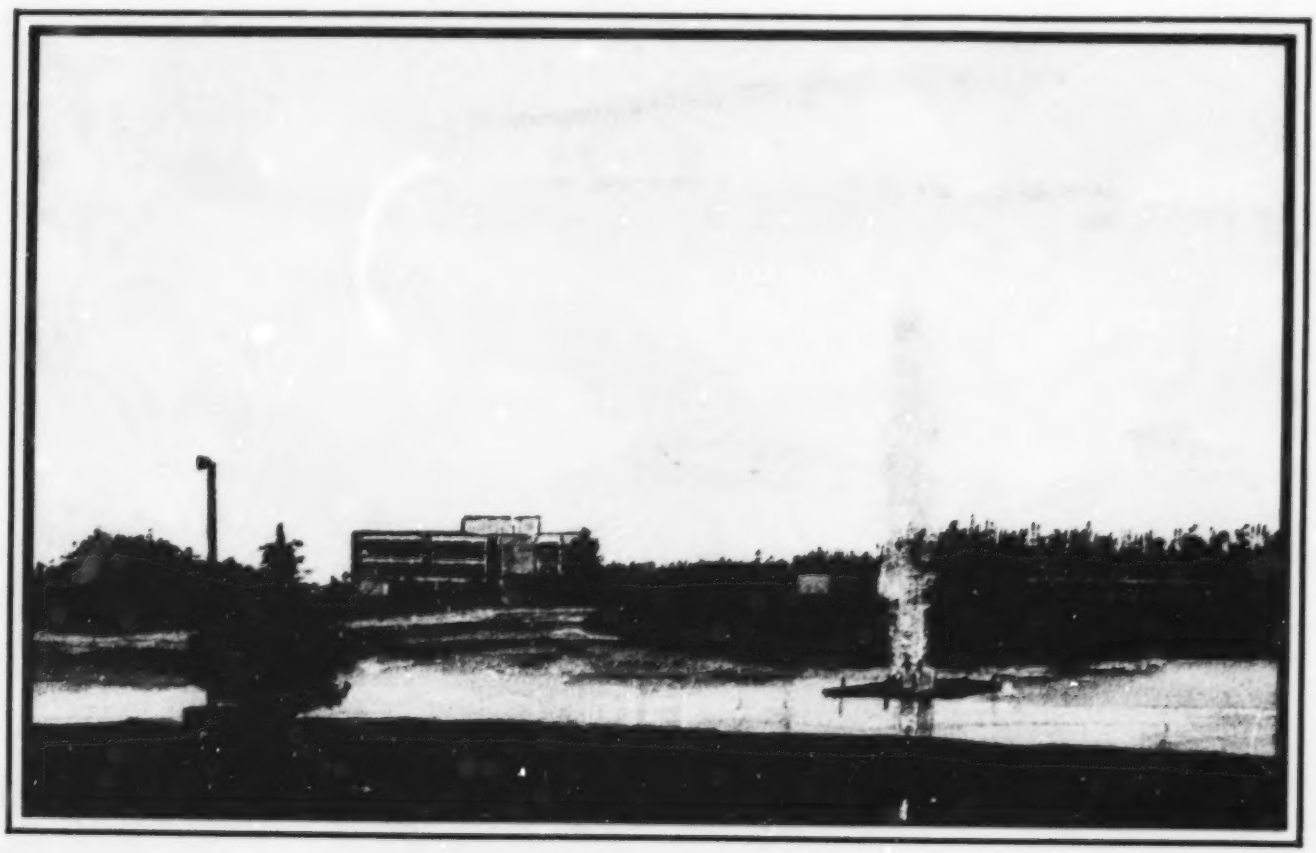
1. The Town supports the recommendations outlined in the Vegreville Community Recreation Master Plan 1980-1985.
2. The **northern drainage parkway** is a natural drainage course running east-west across the north residential reserve. This is an environmental reserve area (as per Section 98(b) of The Planning Act), and should be designated as such on all future outline plans, subdivision plans, etc. The Town intends to preserve this area, as much as possible, in its natural state.
3. The Town supports and encourages the development of a recreation loop. This is to be a corridor, or fitness trail, ringing the community, where recreation activities such as hiking, bird-watching, and cross-country skiing can take place. The recreation loop will include the following areas:
    i) the Vermilion River floodplain, which should be protected and upgraded for passive recreation use;
    ii) the northern drainage parkway;
    iii) certain lanes, streets and utility right-of-ways as pathways linking recreation areas; and
    iv) the buffer that will be required, adjacent to the highway, when the Highway 16X by-pass is constructed. This will create a link to the river floodplain area.
4. Use of recreation areas located within school yards should be maximized.
5. Recreation areas in the older developed residential neighbourhoods in the north part of Town are lacking. Efforts will be made to purchase and develop small pocket parks in these areas.

B. INSTITUTIONS

Most of the schools (as well as recreation facilities and other services) are located in the south part of Town, and this has resulted in access problems for children living to the north.

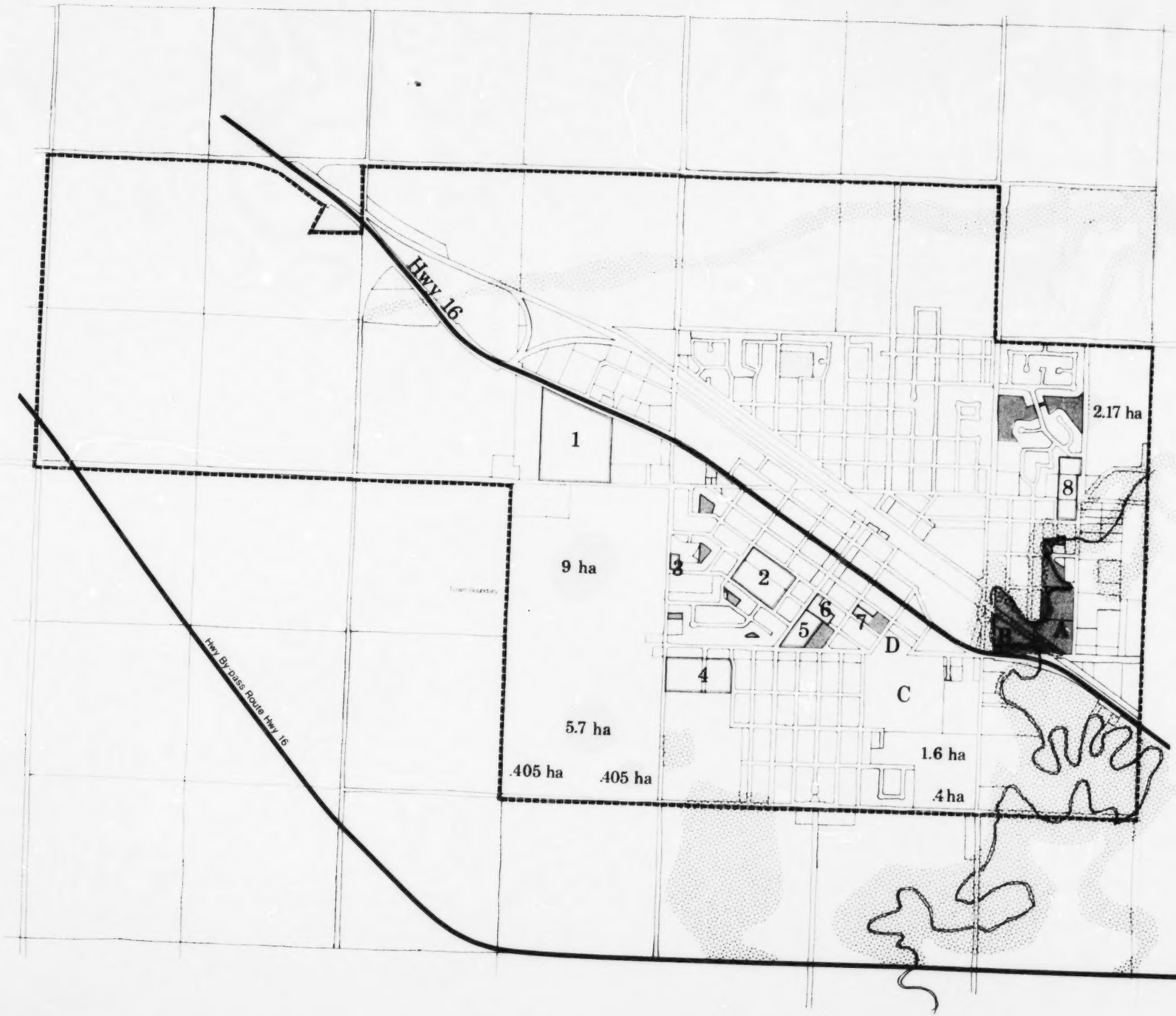
POLICIES

1. The Town will make all efforts to encourage the siting of future schools in the north part of Town.
2. The Town will encourage the use of school facilities for other community needs (eg., recreation, meeting space, day care services) when not required for educational use.
3. Public and government institutions will be encouraged to locate in or near the downtown.



Map 5

Recreation Areas and Institutions



Recreation Areas

Existing Recreation Area

Future Recreation Area

- A Elk's Pond and Heritage Park
- B Vegreville Campgrounds
- C Vegreville Exhibition Grounds and Baseball Diamonds
- D Recreation Centre and Swimming Pool

Schools

1. Vegreville Composite High School
2. A.L. Horton Junior High School
3. Seventh Day Adventist School
4. St. Mary's Elementary School
5. Peter Svarich Junior High School
6. Queen Elizabeth Elementary School
7. Dr. Cairn's School for the Mentally Retarded
8. St. Martin's Junior High School

Flood Plain

ROADWAYS

ROADWAYS

GOAL

1. To provide for and plan a safe and efficient transportation network for the flow of traffic in and through the community.

POLICIES

1. The Town adopts the following road hierarchy and roadway plan as the basis for the design of roadways in the community.

   A. Arterial Roadways

   The main functions of arterial roads are to provide for traffic movement and to connect the principal areas of traffic generation in the community. Ideally, they should intersect only with other arterial roads or collector roads. Arterial intersections are usually controlled by means of traffic signals, although in some circumstances grade separated interchanges may be required.

   B. Collector Roadways

   Collector roadways provide for both traffic movement and land access. These roadways accommodate most of the traffic movements within a neighbourhood and, in some cases, parking may be permitted. Average trip length, speed and traffic volumes are lower than on arterial roadways.

   C. Local Roadways

   A local road's function is to provide direct access to abutting land. These roads provide the lowest level of traffic mobility in the community, through traffic is discouraged, and traffic volumes are lower than on arterial and collector roadways. Parking is usually permitted.

2. **Minimum Right-of-Way Requirements**

LANES	6 m	(20 feet)
CUL-DE-SACS	16 m	(53 feet)
LOCAL ROADS	20 m	(66 feet)
COLLECTOR ROADS	24 m	(80 feet)
ARTERIAL ROADS	30 m	(100 feet)

These right-of-ways are to accommodate the carriageway, boulevards, underground utilities, street lighting, etc.

3. The Town will dispose of the reserve strip on 47 St., north of Highway 16 (between 56 and 59 Ave.) to provide adequate right-of-way on 47 Street.

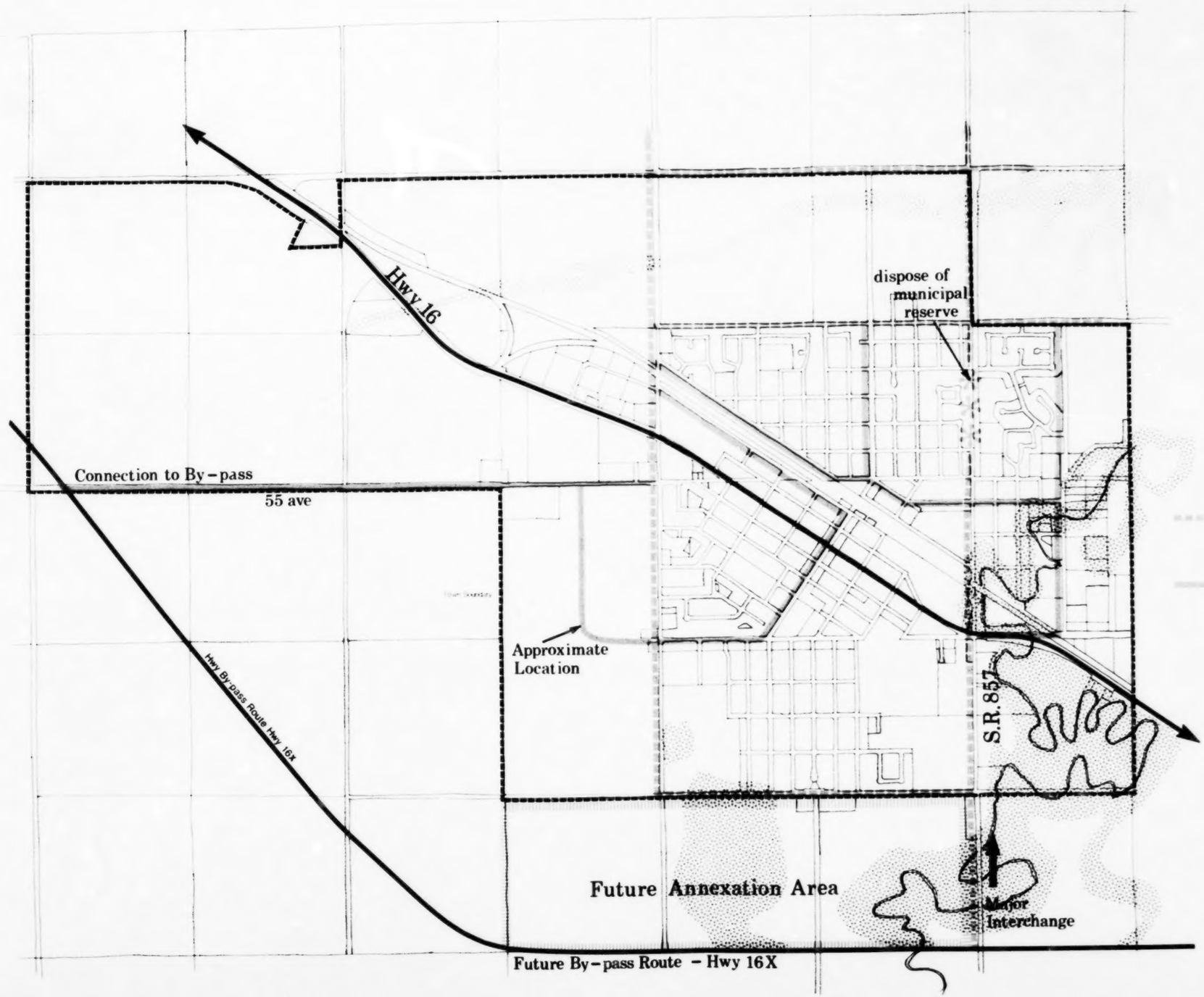
4. The Town will, by by-law, adopt a truck route designed for the efficient movement of truck traffic away from residential neighbourhoods.

ANNEXATION

1. Within the next five years, the Town will apply to annex three quarter-sections south of Town to the Highway 16X by-pass route, in order to properly **plan and control** the use of these lands. This area could serve as a buffer between the highway and the community, and could be developed and used as a passive recreation area. A small area of residential development could also be considered.

Map 6

Road Plan



Arterial Roadway

Collector Roadway

Flood Plain

APPENDIX

PLAN IMPLEMENTATION AND MONITORING

IMPLEMENTATION

A. IMMEDIATE ACTIONS AFTER ADOPTION OF GENERAL MUNICIPAL PLAN

1. Prepare and adopt amendments to the land use by-law. This includes the addition of two districts—the direct control district and the zero lot line district.
2. Prepare and adopt amendments to the land use district map.
3. Establish a Municipal PlanningCommission(MPC).
4. Adoption of a Municipal Historic Resources By-law (contact Alberta Culture, Historic Sites Service for assistance in formulation of the by-law).
5. Disposal of reserve strip on 47 St., north of Highway 16 (between 56 and 59 Ave.).

B. ON-GOING ACTIONS

1. Preparation of an annual monitoring report to be submitted to Council.

ANNUAL MONITORING REPORT—A SUGGESTED FORMAT

A. POPULATION

— significant changes trends in the Town and surrounding areas

— new industries—number of employees, possible employment spin-offs

— new hiring in existing industries businesses

— annual census results

— absolute change and average annual per cent change from preceding year(s)
  — significant differences from Table 1? Possible reasons; short term and/or long term implications?
  — need for revising population projections (Table 2)?

B. RESIDENTIAL AREAS

— annual building permit summary

— number of vacant serviced lots available (infill lots)—see policy #2, p. 12

— need for revision of Table 3?

— progress on residential development in Areas 1 to 6

— Planning up-date
  — subdivisions approved
  — expiration of subdivision approvals
  — preparation/approval of outline plans and area structure plans

— progress on development of a mobile home area in the north residential reserve—see policy #3, p.12

C. CENTRAL COMMERCIAL AREA

— number of lots available for commercial development in the area zoned for central commercial use

— progress on the Downtown Area Redevelopment Plan—see policy #3, p.15

D. HIGHWAY COMMERCIAL AREAS

— number of lots available for commercial development in the areas zoned for highway commercial use

E. SECONDARY COMMERCIAL AREAS

— number of lots available for commercial development in the areas zoned for secondary commercial and/or industrial use

F. DIRECT CONTROL DISTRICTS

— development proposals submitted; approved; implications for future land uses in adjacent area(s)

— progress on an area structure plan for Block X—see policy #2E, p.23

G. INDUSTRIAL AREAS

— number of lots available for industrial development in the areas zoned for industrial use

H. MUNICIPAL HISTORIC RESOURCES

— changes to any buildings designated as Municipal Historic Resources

I. RECREATION AREAS

— progress on development of a recreation loop—see policy #3, p.30

— progress on development of parks in the older residential areas, north part of town—see policy #5, p.30

J. ROADWAYS

— application for annexation, south of Town—see annexation policy, p.34

POPULATION GROWTH

Year	Population	Absolute Change	% Increase
1951	2,223	+ 351	
1956	2,574 (federal census)	+ 334	
1961	2,908 (federal census)	+ 690	
1966	3,598 (federal census)	+ 93	
1971	3,691		
1972	3,691	+ 209	2.8 (1971-72)
1973	3,900	+ 50	2.8 (1972-73)
1974	3,950	+ 37	1.3 (1973-74)
1975	3,987	+ 171	.93 (1974-75)
1976	4,158 (federal census)		4.3 (1975-76)
1977	4,158	+ 123	1.54 (1976-77)
1978	4,281		1.54 (1977-78)
1979	4,281	+ 528	6.2 (1978-79)
1980	4,809	+ 442	6.2 (1979-80)
1981	5,251 (federal census)		9.2 (1980-81)

Average Annual % Increase
1971-1981 = 3.6%

BUILDING PERMITS SUMMARY 1975 - 1981

	NUMBER OF DWELLING UNITS # UNITS					ESTIMATED VALUE OF CONSTRUCTION THOUSANDS OF DOLLARS				
Year	Single Family	Double Dwellings	Row Housing	Apart-ments	Total	Resi-dential	Indus-trial	Commer-cial	Institu-tional & Gov't	Total
Jan. - Nov. 1981	32	—	—	—	32	1,965	—	2,609	1,828	6,402
1980	45	—	—	—	45	2,812	140	4,920	1,964	9,836
1979	92	4	—	64	160	6,680	857	1,356	40	8,933
1978	90	14	35	43	182	6,664	210	1,370	12,063	20,307
1977	48	10	18	44	120	3,596	426	1,153	—	5,175
1976	47	2	7	54	110	2,902	421	420	26	3,769
1975	62	—	18	—	80	2,463	144	455	—	3,062

RESIDENTIAL DWELLING UNITS, 1982

VACANT SINGLE FAMILY LOTS (serviced) — approximately 590

MULTI-FAMILY UNITS

Apartment	247
Townhouses	33
Four-plexes	12
	292

MOBILE HOME LOTS

Rental (mobile home park)	82	(1981 - 40 occupied)
Purchase	10	(all vacant)

NEW CONSTRUCTION

Average construction 116 dwelling units per year (1975 - 1980). 45% of this in the form of multi-family units (double dwellings, row housing, apartments).

OWNERSHIP OF SINGLE FAMILY HOMES ON HIGHWAY 16*

NORTH HALF OF BLOCK 58 — 11 single family homes
all owner-occupied.

SOUTH HALF OF BLOCK 8 — 10 single family homes
8 owner-occupied,
2 absentee-owned (development company, Ontario)

NORTH HALF OF BLOCK 15 — 12 single family homes
7 owner-occupied,
5 absentee-owned (owners in town)

SOUTH HALF OF BLOCK 9 — 3 single family homes
1 owner occupied,
2 absentee-owned (1 construction company in Edmonton,
1 owner in town)

NORTH HALF OF BLOCK 16 — 1 single family home
owner-occupied

TOTAL 37 residential lots,
28 owner-occupied (76%)
9 absentee-owned (24%)

* FROM A SURVEY CONDUCTED IN FEB., 1983.

LARGE UNDEVELOPED LAND AREAS WITHIN TOWN BOUNDARIES

		Planning Status	Proposed Land Uses		Number of units that could be developed	Number of people that could be accommodated*	
Area 1	3.42 ha (8.45 acres)	Outline Plan approved in principle Oct., 1979	26 duplex lots Apartment site	(2.38 ha) (.38 ha)	52 duplex units 32 apartment units	130 80	210
Area 2	13.77 ha (34 acres)	Outline Plan approved in principle Oct., 1979	121 single family lots Municipal Reserve		121 single family units		363
Area 3	21.74 ha (53.71 acres)	Subdivision Plan approved Oct., 1979	Single family lots Duplex lots Multi-family Municipal Reserve Neighbourhood Convenience Store	(11.08 ha) (1.11 ha) (1.55 ha) (2.17 ha)			
TOTAL	38.93 ha (96.2 acres)						
Area 4 (north residential reserve)	129.60 ha (320 acres)	No outline plans or Area Structure Plans prepared to date.	18 acre Mobile Home area proposal to the northwest.		Assume: 1) 10% of the site environmental reserve (drainage parkway) = 32 acres 2) 15% developed in multi-family units = 43 acres 43 acres × 16 units/gross acre = 688 multi-family units. 3) 85% developed in single family units = 245 acres 245 acres × 4 units/gross acre = 980 single family units.	1720 2940	4660
Area 5 (southwest residential reserve)	126.76 ha (313 acres ±)	Outline Plan approved in principle Oct., 1981	Single family lots Duplex lots Multi-family Municipal Reserve	(2.99 ha) (12.39 ha, excluding buffer strips)	118 multi-family units (@ 16 units/gross acre) Assume: 1) 25% of site in roads (laneless subdivision) 2) After subtracting the other land uses, approx. 132 net acres remain for single-family development 132 acres × 6.5 units/net acre = 858 single family units	295 2574	2869
TOTAL	295.29 ha (729 acres)						
Area 6	24.3 ha (60 acres)	Engineering Study required.					

Constraint: large area of site low-lying land.

* assume 3 people per single family unit.
2.5 people per multi-family unit.

1981 FEDERAL CENSUS
TOWN OF VEGREVILLE

1981 Population 5,251
Land Area in Square Kilometres, 1981 11.41
Population Density per Square Kilometre, 1981 460.2 (Alberta - 3.5)

SEX AND AGE GROUP

MALE	Number	Vegreville %	Alberta %
Age Group			
0 - 4 years	185	7.4	8.5
5 - 9 years	185	7.4	7.8
10 - 14 years	185	7.4	8.1
15 - 19 years	225	9.0	9.6
20 - 24 years	190	7.6	12.0
25 - 34 years	345	13.7	20.0
35 - 44 years	250	10.0	11.7
45 - 54 years	230	9.1	9.3
55 - 64 years	235	9.3	6.7
65 - 69 years	130	5.2	2.4
70 years and over	350	14.0	4.1
TOTAL	2,515		

FEMALE	Number	Vegreville %	Alberta %
Age Group			
0 - 4 years	165	6.0	8.3
5 - 9 years	185	6.8	7.8
10 - 14 years	195	7.1	8.0
15 - 19 years	220	8.0	9.6
20 - 24 years	220	8.0	11.6
25 - 34 years	360	13.2	19.0
35 - 44 years	245	9.0	11.4
45 - 54 years	245	9.0	9.0
55 - 64 years	330	12.1	7.2
65 - 69 years	170	6.2	2.8
70 years and over	410	15.0	5.4
TOTAL	2,735		

MARITAL STATUS

Single (never married), total	1,980
Single (never married), 15 years of age and over	875
Married	2,730
Widowed	450
Divorced	85

MOTHER TONGUE

	Number	Vegreville %	Alberta %
English	3,085	58.8	81.0
French	85	1.6	2.8
Other	2,080	39.6	16.3

HOUSEHOLDS

Private Households, Total		1,995
By Number of Persons:		
1	530	
2	700	
3	280	
4 - 5	410	
6 - 9	75	
10 or more	—	
By Number of Families:		
0	600	
1	1,390	
2 or more	5	
Population in Private Households, Total	5,020	
Average Number of Persons Per Private Household		2.5 (2.9 - Alberta)
Families in Private Households, Total	1,400	
Husband-Wife Families	1,295	
Lone-Parent Families	110	
By Number of Children at Home:		
0	625	
1	285	
2	280	
3 - 4	190	
5 or more	15	
Children At Home, Total	1,560	
under 6 years	425	
6 - 14 years	650	
15 - 17 years	235	
18 - 24 years	195	
25 years and over	60	
Average Number of Persons Per Family		3.0 (3.3 - Alta.)
Average Number of Children Per Family		1.1 (1.4 - Alta.)
Family Persons in Private Households	4,255	
Non-Family Persons in Private Households	765	

DWELLING UNITS

Occupied Private Dwellings, Total	1,995
Owned	1,435
Rented	560
Single Detached	1,575
Single Attached	100
Apartment, 5 or more storeys	5
Apartment, less than 5 storeys	235
Duplex	35

POOR

QUALITY

ORIGINAL